

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 73254

Vernon Ruckle

8500 Sandy Plains Road

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on May 18, 2010, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 35-6-105, 35-6-112: Respondent has not obtained a rental housing license for rental property known as 8500 Sandy Plains Road, 21222.

On April 21, 2010, pursuant to § 3-6-205, Baltimore County Code, Inspector Kathleen O'Donnell issued a Code Enforcement citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars).

The following persons appeared for the Hearing and testified: Vernon Ruckle, Respondent and, Stuart Kelly, Baltimore County Code Enforcement Officer.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. A Correction Notice was issued on February 3, 2010 requiring application by February 24, 2010. This Citation was issued on April 21, 2010.

B. Lloyd Ruckle, Respondent's son, testified that Respondent is bedridden and that he had previously allowed his house to be overrun with people who were taking advantage of him. Lloyd Ruckle further testified that he has been home for the last 2 months and has cleaned up the property and has ejected all but two close family friends who are sharing the house and taking care of his father. He further testified that his father is not charging any rent.

C. Baltimore County law requires landlords to obtain a valid Rental Housing License before a residential property may be rented. BCC Section 35-6-105. Based on the evidence presented, Respondent is not renting the property so a Rental Housing License is not required.

IT IS ORDERED by the Code Enforcement Hearing Officer that the Citation is DISMISSED.

ORDERED this 24th day of May 2010

Signed: ORIGINAL SIGNED
Margaret Z. Ferguson
Baltimore County Hearing Officer

